



# CIUDAD JUÁREZ, CHIHUAHUA

## CDJ SOUTHWEST I

105,224 SF - 9,775 M<sup>2</sup>



**FOR LEASE**



## LOCATION FEATURES

- Ciudad Juárez has 5 international bridges
- 2 KM to the International Airport of Ciudad Juárez
- 21.8 KM to International Bridge Zaragoza-Ysleta (SENTRI lane access)
- Immediate access to main avenues
- Competitive labor force



Bulevar Oscar Flores No. 8123,  
Parque Industrial Aeropuerto  
Ciudad Juárez, Chihuahua, C.P. 32685



**+52 (55) 8957 1111**

[valueadd@centinelaproperty.com](mailto:valueadd@centinelaproperty.com)

[www.centinelaproperty.com](http://www.centinelaproperty.com)

# CDJ SOUTHWEST I

## BUILDING SPECIFICATIONS

Leasable area	105,224 SF - 9,775 M <sup>2</sup>
Land area	215,278 SF - 20,000 M <sup>2</sup>
Offices & services	Build to suit
Production area	104,190 SF - 9,679 M <sup>2</sup>
Clear height	30 ft
Lighting	LED 30 fc
Skylights	5 %
Parking spaces	120
Fire Protection System	Fire protection system with hoses cabinet. NOM-NFPA
Electrical substation	One - 500 KVAs capacity
Bay size	52' x 50'
Loading docks	5
Forklift ramps	1
Roof type	SSR-KR18 Cal. 22
Floor type	6" concrete
Natural gas	Available

## FOR MORE INFORMATION

PLEASE CONTACT



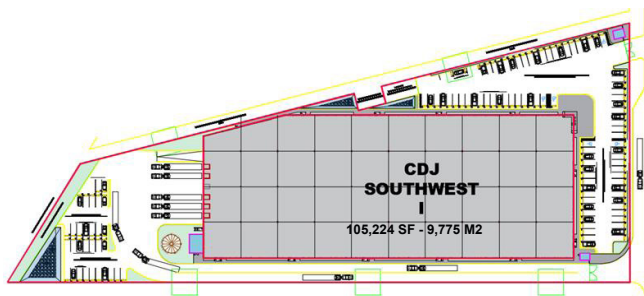
**Samantha Almaguer**

MX: +52 (55) 8054-9454

salmaguer@centinelaproperty.com



## FLOOR PLAN



URBIUM GDI



**CENTINELA**  
PROPERTY



**7 BRIDGES**  
latin america llc